IDB Bhaban-2



Islamic Development Bank-Bangladesh Islamic Solidarity Educational Wakf (IsDB-BISEW)

IDB Bhaban-2 Complex



Introduction

The IDB Bhaban Complex is a Key Point Installation (KPI) and a landmark of Dhaka City. The Complex has got the reputation of being managed and operated of high standards since 1997. Under the same management, IDB Bhaban-2 has been constructed comprising of a 15-storied Twin Tower and 4-storied Multi-Purpose Business Center on 3-level common basement at E/5-D & E/5-E, Agargaon Administrative Area, Dhaka, adjacent to 150 ft. wide approach road and provides well designed with modem amenities, technology-enabled environment and high standard safety & security to house leading business organizations.

Overview Of IDB Bhaban-2 At A Glance

15-Storied Twin Tower

- Rentable Space 7,522 sft. per floor
- 2 Executive Toilets per floor
- Adequate Common Toilet facilities for male and female including disable per floor
- Grand Ground Floor Lobby combining both Towers

Common 3-level Basement

- Space for 325 Vehicles Parking facility with proper ventilation, lighting, drainage, fire safety, security, access control, and efficient vehicular circulation
- Parking Space for Disabled
- CCTV Surveillance System



Business Center

4-Storied Multi-purpose Business Center

- **Auditorium**

A 300-capacity auditorium equipped with modern facilities, including state-of-the-art acoustic design and soundproofing, high-quality audio-visual systems, comfortable seating, lighting, and other essential amenities suitable for corporate events and other programs.

- **Multi-capacity Meeting/Seminar Rooms**

A modern Business Center comprising multiple fully equipped meeting and seminar rooms of varying capacities to accommodate small, medium, and large-scale meetings, seminars, workshops, training sessions, conferences, and corporate events. The facilities include modem audiovisual and presentation systems, high-speed internet/Wi-Fi, acoustic treatment, flexible seating arrangements, air-conditioning, adequate lighting, and other essential amenities to ensure a professional and comfortable environment.

Key Features & Business Advantages

- **Strategic Location**

Located in the Agargaon Administrative Area of Dhaka, conveniently located near the MRT facility (Metro Rail), providing easy and time-efficient commuting for the occupants.

- **Central Air-Conditioning System**
  - Central Air-Conditioning System with 4 Nos. of Chillers

- **Reliable Electric Power Supply**
  - Modern high capacity Sub-station
  - 4 Nos. 800 KVA Generators
  - Integrated with Automatic Voltage Regulator (AVR) system

- **Fire & Life Safety**
  - Comprehensive Fire Detection, Alarm, and Protection System conforming to applicable NFPA Standards and Codes
  - Dedicated Fire Escape Staircases and Staircase Lobbies equipped with a Pressurization System
  - Mechanical Ventilation and Smoke Extraction System for the Basement

- **Destination Control Elevators**

Twin Tower:
  - 8 Nos. High-speed Elevators for 21 Passengers each
  - 2 Nos. Fireman Elevators
  - 2 Nos. Cargo Elevators
  - 1 No. Platform type Hydraulic Lift for Disabled

Business Center:
  - 4 Nos. High-speed Elevators for 21 Passengers each
  - 1 No. Fireman Elevator
  - 1 No. Platform type Hydraulic Lift for Disabled

- **Building Management**
  - Advanced security & surveillance system
  - Intelligent Building Management System (IBMS)
  - IT and Telecommunication systems

- **Quality Building Finishes**
  - Landmark exterior architectural facade
  - Modern finishing materials
  - Sewage Treatment Plant (STP) infrastructure with modern technologies
  - Grand Ground Floor Lobby combining both Towers
  - Decorative wall-mounted water fountains

- **Multi-Purpose Business Environment**

A combination of a modern Twin Tower and a dedicated Multi-Purpose Business Center designed to accommodate diverse organizational requirements.

- **Rooftop Helipad Facility**

Rooftop Helipad Facility designed and equipped in accordance with applicable aviation, safety, and regulatory requirements.

Lease Terms & Conditions

1. There shall be a standard Lease Agreement. Renewable upon mutual agreement
2. Rate of rent @BDT 150/sft. per month excluding VAT in advance
3. Refundable Security Deposit equivalent to 3(three) months' rent
4. Utility bills as per Meter to be paid by tenant
5. Parking facilities: 5 Nos. Reserved Parking per floor and 3 Nos. Temporary Parking per floor subject to parking space availability
6. Peripheral Security and Surveillance System
7. High Standard Building Operation and Maintenance.

Purpose & Objective

IDB Bhaban-1 & IDB Bhaban-2 have been constructed jointly by the Government of Bangladesh and Islamic Development Bank, Jeddah, Saudi Arabia. IDB Bhaban Complexes are being managed and operated by Islamic Development Bank-Bangladesh Islamic Solidarity Educational Wakf (IsDB-BISEW) to implement programs in the areas of education, human resource development for underprivileged Muslim youths and institutional strengthening with the rental revenue of IDB Bhaban Complexes.

If you choose your office to be located at newly constructed IDB Bhaban-2, the rent would be an indirect contribution towards the objectives for skill development of underprivileged Muslim youths of Bangladesh.

Grand Lobby Combining Twin Tower











Internal Road and Walkway Towards Twin Tower



Main Entrance of Twin Tower

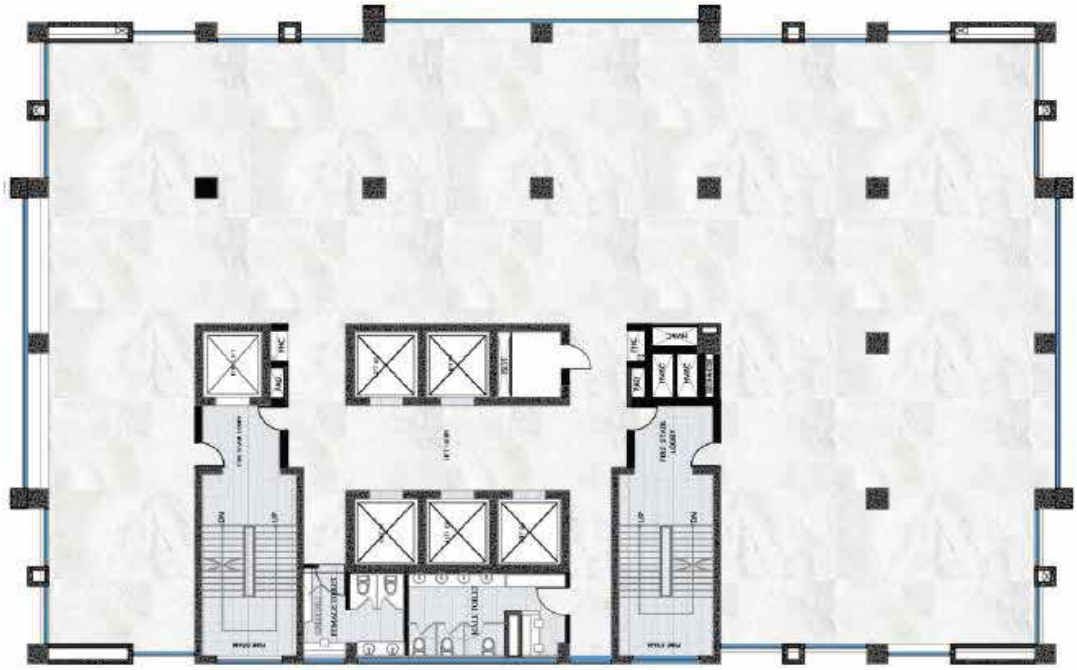


Twin Tower Main Entrance Porch



18 Feet Wide Internal Road

Typical Floor | 5th-14th (Twin Tower)



Floor Layout



Internal Office Demo

Internal Office Demo



Main Entrance of Business Center



Top View



Islamic Development Bank-Bangladesh Islamic Solidarity Educational Wakf (IsDB-BISEW)
IDB Bhaban (4th Floor), E/8-A, Rokeya Sharani, Sher-e-Bangla Nagar. Dhaka-1207, Bangladesh
Mobile: +880 1805 836 888, Phone: +88 09638 917 000, +88 02223 374 601
Email: info@isdb-bisew.org, Website: www.isdb-bisew.org